

Selectman's Maintenance Study Committee

October 14, 2009. In Room 201, Town Hall.

MINUTES OF MEETING

PRESENT: **Gavin Anderson (Chair)**
 Russ Blair
 Joe Fuller, Jr
 Jack Klinge
 John Rotondo
 Nancy Harris

ABSENT: **John Broadbin**
 Jay Keenan
 Dewey Loselle
 Joe Renzulli
 Steve Rubin

1. Approval of Minutes

September 2009 meeting minutes were reviewed and approved subject to any changes to be e-mailed to The Chairman..

2. Report on major schools maintenance and repair projects.

School funding proposal status - Both RTM Education and Board of Finance had approved all appropriations, although some RTM Finance Committee members had been opposed to projects other than Kings Highway.

A request was made that an RFP be conducted before actual bids are solicited.

3. School Bus Parking Report and proposal.

There has been no progress on behalf of the town re school bus parking.

Options were discussed with continued preference for State land (part of the DOT station) adjacent to the Walgreens drug store on the corner of the 'Connector' roadway. It was believe that the State – despite some original correspondence – might be open to negotiation for par of the highly suitable property, and that there might be some common interest in developing accommodations for both parties.

4. Long Shore Golf Shop

A final inspection of this facility will be conducted after the electrical repairs recommended have been completed.

5. **Hillspoint School (Day care facility)**

This facility is rented to a children's 'day-care organization, with three separate organizations operating within the original elementary school building.

The school has been working with the Public Works Department (through Mike Frawley) to carry out some urgently needed roof repairs, after leaks had been reported. This work is funded from the 'Repairs Escrow Account set up out of the rental proceeds. Since these repairs are now, or shortly will be, it was determined that the Committee would inspect the interior of the building – with particular reference to the beam and support structure – all of which is believed to be principally of laminate construction – and therefore vulnerable to water penetration. This situation has occurred in the past, and it is important that any problems, if they exist, are identified early, before major structural repairs become necessary.

An inspection date of November 17 at 2.00 p.m. was provisionally determined, dependent on the Chairman's agreement with the Executive Director of the Day Care organization.

6. **Coley Middle School roof and exterior inspection.**

The Committee's inspection was planned for November 10 at 2 PM. Nancy Harris to coordinate with Gary Martin.

7. **Long Shore Inn**

Joe Fuller reported that structural problems identified had been deemed as not requiring more work by Fire Department and Building Department. Steve Smith had confirmed that tenant had documents confirming all structural work was adequate.

It was noted that the problem remains insofar as the Lease (contract), while specifying repair work to be the responsibility of the tenant, the language makes no mention of the level of quality required, or any requirement for Town inspection when such work is completed.

This remains an open issue to be raised with the Town's Legal Officers.

8. **Next round of Building Inspections.**

Inspection priorities remain for the immediate future include:

Town Hall

Long Shore Cabins (Mike Frawley does every year with check list)

Baron's South buildings

9. **Next meeting**

Scheduled for November 18 at 8.00 AM in room 201